

ORDINANCE NO. 1650

AN ORDINANCE AMENDING ORDINANCE NO. 157,  
OWATONNA ZONING ORDINANCE

WHEREAS, the owner of the hereinafter described lands has made application for a change in zone classification for said lands and public hearing has been held according to the provisions of Section 157.098, of Ordinance No. 157, and the Planning Commission of the City of Owatonna has recommended the change in zone classification as requested.

THE CITY COUNCIL OF THE CITY OF OWATONNA DO ORDAIN:

SECTION 1. Ordinance No. 157, Zoning Ordinance, is hereby amended so that the zoning map that is thereby incorporated by reference shall be changed as follows:

1. Pursuant to Application RZ-2 filed with the City of Owatonna, Minnesota, a zone change to a PUD, and after public hearing, held May 9, 2023, said application is hereby approved and the major PUD is hereby granted for the property legally described in Exhibit A with the following conditions:
  - a) The Good Samaritan PUD adopted as Z-302 is hereby repealed and replaced with the PUD of Mineral Springs Estates.
  - b) The PUD is contingent upon the approval and recording of the Mineral Springs Estates Plat.
  - c) The Developer and the City shall enter into a Development Agreement laying out the roles and expectations of the development.
  - d) A full photometrics plan shall be submitted and approved for all private areas.
  - e) All signs shall be issued sign permits.
  - f) All CIC plats and declarations shall be submitted and approved by the City.
  - g) A turnaround area shall be provided on all temporary dead end streets.
  - h) A trash enclosure plan shall be submitted to the City prior to the Second Reading.
  - i) All permanent signs shall be reduced to 32 square feet and a maximum of 8' in height.
  - j) All signs shall be located outside of the public right of way and on private property.
  - k) All grading, utility, and stormwater work shall be approved by the City Engineer prior to commencing any construction.

SECTION 2. Effective Date. This ordinance shall be in full force and effect from and after its passage and publication.

Passed and adopted this 5th day of July, 2023, with the following roll call vote:

Aye: Voss, Dotson, Burbank, Boeke, Raney & Schultz


No: None

Absent: Svenby

Approved and signed this 5th day of July, 2023.

ATTEST:

  
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Greg Schultz, City Council President

  
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Kris M. Busse, City Administrator/City Clerk

# Exhibit A

That part of the Southeast Quarter (SE1/4) of Section 34, Township 108, Range 20, Steele County, Minnesota, described as follows: Beginning at the northeast corner of said SE1/4; thence South 00 degrees 07 minutes 54 seconds East, bearing based on the Steel County Coordinate Database NAD83, 1614.62 feet to the northeast corner of WILLOWBROOK ADDITION NO. 3, according to the plat on file in the Steel County, Minnesota Recorder's Office; thence North 89 degrees 54 minutes 06 seconds West 2633.75 feet along the north line of said WILLOWBROOK ADDITION NO. 3 and along the north line of WILLOWBROOK ADDITION NO. 2 according to the plat on file in said Recorder's Office, to its intersection with the west line of said SE1/4; thence North 00 degrees 10 minutes 39 seconds West 101.50 feet along said west line of the SE1/4; thence North 89 degrees 49 minutes 21 seconds East 423.00 feet; thence North 00 degrees 10 minutes 39 seconds West 514.89 feet, parallel with said west line of the SE1/4; thence South 89 degrees 49 minutes 21 seconds West 423.00 feet to said west line of the SE1/4; thence North 00 degrees 10 minutes 39 seconds West 378.15 feet along said west line of the SE1/4 to the southwest corner of the tract described in Document No. 361141 on file in said Recorder's Office; thence easterly 695 feet, more or less, along the centerline of a drainage ditch also being the south line of said tract described in Document No. 361141 to the southeast corner of said tract described in Document No. 361141; thence North 00 degrees 10 minutes 39 seconds West 631.42 feet along the east line of said tract described in Document No. 361141 to its intersection with the north line of said SE1/4; thence South 89 degrees 54 minutes 13 seconds East 1940.04 feet along said north line of the SE1/4 to the point of beginning. Subject to easements, reservations, or restrictions of record, if any.